
Land Use Fee Schedule A: Nonrefundable Fees

[Added 2-11-1988 by Ord. No. 3-88; amended 3-16-1989 by Ord. No. 7-89; 3-22-1990 by Ord. No. 19-90; 5-23-1991 by Ord. No. 9-91; 9-10-1992 by Ord. No. 23-92; 3-1-2001 by Ord. No. 2001-2; 11-3-2005 by Ord. No. 2005-48; 10-19-2006 by Ord. No. 2006-33¹⁽¹⁾]

Service	Fee
a. Copy of Rules and Regulations	In accordance with N.J.S.A. 47:1A-5
b. Copy of minutes	In accordance with N.J.S.A. 47:1A-5
c. Copy of verbatim transcript	At expense of requesting party
d. Copy of decision	No charge to applicants; all others in accordance with N.J.S.A. 47:1A-5
e. List of property owners within 200 feet	\$10 or \$0.25 per name, whichever is greater
f. Minor subdivision approval:	
1. Each informal review	No fee
2. Application fee	\$50.00
3. Plat review fee	\$125.00
4. Concept plan*	\$500.00
g. Major subdivision approval:	
1. Each informal review	No fee
2. Preliminary application fee	\$50.00
3. Preliminary plat review fee	\$100.00 per lot
4. Final plat application fee	\$50.00
5. Final plat review fee	\$50.00 per lot

Service	Fee
6. Concept plan*	\$500.00
h. Minor site plan approval (less than 2,000 square feet of building area and 5 or fewer parking spaces):	
1. Each informal review	No fee
2. Application fee	\$50.00
3. Preliminary review fee	\$100.00
4. Final review fee	\$100.00
5. Concept plan*	\$500.00
i. Waiver of site plan detail requests	\$150.00
j. Major site plan approval (2,000 or more square feet of building area and/or more than 5 parking spaces):	
1. Each informal review	No fee
2. Preliminary application fee	\$50.00
3. Preliminary approval review fees:	
(a) Residential (including hotel, motel, multifamily, planned residential and community residence, but not including sheltered care, nursing home or other medical/institutional uses), the sum of:	
(1) For each new dwelling unit	\$25.00
(2) For each remodeled, reconstructed, refurbished or rehabilitated dwelling unit	\$15.00
(3) For each new or additional parking space:	
(i) First 100 spaces	\$10.00 per space
(ii) Over 100 spaces	\$5.00 per space
(b) Other uses: the sum of \$100, plus the sum of each of the following fees as applicable:	\$100.00 base fee
(1) For each full 1,000 square feet of affected lot areas:	
(i) First 50,000 square feet	\$5.00 per 1,000 square feet

Service	Fee
(ii) Over 50,000 square feet	\$2.00 per 1,000 square feet
(2) For each full 1,000 square feet of proposed new gross floor area, plus:	
(i) First 50,000 square feet	\$25.00 per 1,000 square feet
(ii) Over 50,000 square feet	\$10.00 per 1,000 square feet
(3) For each proposed new or additional parking space, plus:	
(i) First 100 spaces	\$10.00 per space
(ii) Over 100 spaces	\$5.00 per space
(4) For each 1,000 square feet of remodeled existing gross floor area, plus	\$5.00 per 1,000 square feet
4. Final application fee	\$100.00
5. Final approval review fees	50% of fees for preliminary approval set forth above
6. Concept plan*	\$500.00
k. Variances.	
1. Appeals (N.J.S.A. 40:55D-70a)	
(a) Single-family residential uses	\$100.00
(b) Other uses	\$100.00
2. Interpretation of the Land Use Ordinance or Map (N.J.S.A. 40:55D-70b)	\$100.00
3. Hardship or bulk variances (N.J.S.A. 40:55D-70c)	
(a) Residential uses [other than those set forth in (c)]	\$250.00
(b) Commercial uses	\$500.00
(c) Residential: fences, accessory structures, pools, decks, additions and sheds	\$150.00
4. Use variance (N.J.S.A. 40:55D-70d)	

Service	Fee
(a) Single- or two-family residential use	\$200.00
(b) Use with floor area of 5,000 square feet or less	\$300.00
(c) Use with floor area of 5,000 square feet or more	\$500.00
(d) Freestanding signs	\$75.00
(e) Others	\$200.00
1. Conditional uses	\$300.00
m. Change of Master Plan or zone district request:	
1. Single-family residential to other single-family residential	\$100.00
2. Single-family residential to multifamily commercial, industrial office research or other non-single-family zone	\$100.00, plus \$25.00 per acre for each acre over 5 acres
n. Environmental impact statement (EIS):	
1. For those development applications which require review of an EIS	\$400.00
2. For request of waiver of environmental impact statement	\$100.00
o. Revised plats: Any proposed revisions to a plat, including all supporting maps and documents, previously approved by the Planning Board or the Board of Adjustment, which approval is still in effect, shall require submission of a revised plat and payment of fees in accordance with the following:	
1. Where changes in the plat are requested by the Planning Board or Township Engineer, no fees need be paid, and only sufficient copies of the plat incorporating the changes as may be necessary for distribution.	
2. Where there are only minor changes in the plat proposed by the applicant or required by another governmental agency where approval was a condition of the Planning Board or Board of Adjustment approval, which do not involve any additional building or parking or significant change in the design of the site or subdivision, an application and application fee of \$25 will be required along with sufficient copies of the plat incorporating the changes as may be necessary for distribution.	

Service	Fee
3. Where there are changes in the plat proposed by the applicant or required by another governmental agency whose approval was a condition of the Planning Board or Board of Adjustment approval, which involve additional building or parking or a significant change in the design of the site or subdivision, an application and application fee equal to 1/2 the fee required for the initial submission will be required along with sufficient copies of the plat incorporating the changes as may be necessary for distribution.	
4. Where the proposed changes involve a change in use and/or major alteration of the design concepts of the plat approved by the Planning Board, it shall be considered a new application and shall require the full payment of fees as set forth in this section for new applications for development.	
5. Where revisions in the plat only involve additional information required as a condition of a previous approval, no additional fees shall be required.	
p. Requests for reapproval or extensions of time where no change is required:	
1. Minor subdivision, reapproval only	\$100.00
2. Major subdivisions and site plans	\$200.00
3. Other applications for development (soil removal, etc.)	\$50.00
q. Site plan charges computation: In cases where only a portion of a parcel or site is to be involved in the proposed site plan, the site plan charge shall be based upon an area extending 20 feet outside the limits of all construction, including grading and landscaping, as well as all other areas of the site the Township Engineer believes are reasonably affected by the development application. The 20 feet around the disturbed area shall not extend beyond the property lines. The Township may still require reasonable improvements and upgrading to portions of the site not within the disturbed or affected areas.	
r. Zoning permit	
1. General	\$35.00
2. Zoning permit for fences and sheds	\$35.00
3. Zoning permit for signs	
(a) Signs of up to 15 square feet	\$50.00
(b) Signs with more than 15 square feet	\$75.00

Service	Fee
4. Zoning permit for swimming pools (the cost of which shall include the amount for a surrounding fence) [Amended 4-3-2008 by Ord. No. 2008-8]	\$100.00
5. For any subsequent review, an applicant shall be charged 50% of the original fee.	
s. Sign appeals	\$50.00
t. Review of sales map	\$200.00
u. Street signs	Actual cost
v. Review of Technical Review Committee prior to formal application	\$50.00
w. Amended application. An amended site plan or subdivision shall be treated as a new application for fee calculations for the portion of the site plan or subdivision that is being amended.	
x. Fee for each new tax lot created:	

SUBDIVISION

Number of lots	Fee
1 to 5	\$350.00
6 to 10	\$550.00
11 to 25	\$835.00
26 to 50	\$1,280.00
	0
51 to 75	\$1,850.00
	0
76 to 100	\$2,200.00
	0

These charges shall include administrative charges incurred by the Township.

TOWNHOUSE AND CONDOMINIUM DEVELOPMENT

TOWNHOUSE AND CONDOMINIUM DEVELOPMENT

Number of Units	Fee
1 to 10	\$200.00
For each unit in excess of 10 units, per unit	\$17.50

Land Use Fee Schedule B: Escrow Fees

[Added 2-11-1988 by Ord. No. 3-88; amended 6-9-1988 by Ord. No. 27-88; 9-22-1988 by Ord. No. 51-88; 4-13-1989 by Ord. No. 11-89; 5-18-1989 by Ord. No. 15-89; 8-17-1989 by Ord. No. 42-89; 3-22-1990 by Ord. No. 19-90; 9-10-1992 by Ord. No. 23-92; 6-24-1993 by Ord. No. 29-93; 6-25-1998 by Ord. No. 10-98; 2-25-1999 by Ord. No. 1999-4; 10-26-2000 by Ord. No. 2000-30; 11-3-2005 by Ord. No. 2005-48]

Procedure	Escrow To Be Posted
Residential development	
Minor subdivision (not a development)	\$1,500
3 to 25 units or lots	\$5,000
26 to 100 units or lots	\$6,000
101 to 500 units or lots	\$10,000
501 to 1,000 units or lots	\$12,500
1,001 plus units or lots	\$15,000
Commercial/industrial development application not involving structures	
0 to 3 lots	\$5,000
3 plus lots	\$7,500
Commercial/industrial development application involving structures (total floor plan)	
0 to 1,249 square feet	\$2,500
1,250 to 1,999 square feet	\$5,000
2,000 to 10,000 square feet	\$7,500
10,001 to 20,000 square feet	\$10,000
20,000 plus square feet	\$12,500
Use variances	
Interpretation	\$250
Residential	\$1,500

Procedure	Escrow To Be Posted
Commercial/industrial	\$2,000
Bulk variances	
Residential (other than those set forth below)	\$800
Commercial	\$1,500
Residential: fences, accessory structures, pools, decks, additions and sheds	\$350
Resubmission of application	25% of the original fee
Miscellaneous requests involving engineering, legal, planning, traffic and/or other professional review	Hourly rates as set forth in the consulting engineer's, planning, environmental consultant's, attorney's and traffic engineer's contracts, which are available in the Clerk's office. In addition, the Township shall be reimbursed that actual contract rate of compensation for review of applications for development by any member of the Marlboro Township Police Department.
Additional fee for any special meeting held by the Zoning Board of Adjustment	\$1,200
Additional fee for any special meeting held by the Planning Board	\$1,200
Special hourly fee for applications heard by the Zoning Board of Adjustment after 11:00 p.m.	\$175 per hour

Procedure

Escrow To Be Posted

Special fee for applications heard by the Planning Board after 11:00 p.m. \$250 per hour

Grading and clearing permit

2 to 5 acres

\$500.00

In excess of 5 acres

\$200.00 per acre or
fraction

Conceptual review of site plan or subdivision, including requests for zoning changes

0 to 200 acres

\$1,000

201 acres or more

\$1,500

NOTE: When the applicant makes a preliminary application, he shall receive a credit or deduction against the plan review fee for any concept plan fee paid previously. If the applicant does not make a preliminary application within 120 days of the concept plan, the fee shall be forfeited and deemed to cover administrative costs, professional reviews and attendance at meetings.

Township of Marlboro
PC/CodeBook for Windows

15,001 to 25,000 square feet of gross floor area	\$17,500
25,001 to 100,000 square feet of gross floor area	\$22,000
Greater than 100,000 square feet of gross floor area	\$45,000